

LOCATION: H:\2012\W20412\Section V\Survey\W20412 Sec 6 Pld.dwg
DATE: April 09, 2015
DRAWN BY: kriegb
PLOTTED BY: kriegb

Perimeter Description of KEENELAND PARK, SECTION VI

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST 1310.14 FEET TO THE A MAG NAIL AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE ON THE NORTH LINE OF SAID SOUTH HALF OF SECTION 3 NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST 972.74 FEET TO THE NORTHEAST CORNER OF KEENELAND PARK, SECTION III PER THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2014028465 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTH LINE NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST 715.17 FEET TO THE WEST LINE OF KEENELAND PARK, SECTION IV PER THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2014028466 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER OF SAID SECTION IV THE FOLLOWING FOUR (4) CALLS: (1) SOUTH 00 DEGREES 20 MINUTES 18 SECONDS EAST 112.19 FEET TO A $\frac{3}{8}$ " REBAR WITH PLASTIC YELLOW CAP STAMPED "WEIHE ENGR 0012" (REBAR); (2) SOUTH 02 DEGREES 18 MINUTES 21 SECONDS EAST 170.15 FEET TO A REBAR AT THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 37 MINUTES 17 SECONDS EAST 4.05 FEET AND HAVING A RADIUS OF 125.00 FEET; (3) ON SAID CURVE 4.05 FEET TO A REBAR AT THE POINT OF TANGENCY; (4) NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST 12.19 FEET TO A REBAR ON THE WEST LINE OF KEENELAND PARK, SECTION II PER THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2013062467 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER OF SAID SECTION II THE FOLLOWING THREE (3) CALLS: (1) SOUTH 00 DEGREES 27 MINUTES 05 SECONDS EAST 119.40 FEET TO A REBAR; (2) SOUTH 62 DEGREES 50 MINUTES 50 SECONDS WEST 23.72 FEET TO A REBAR; (3) SOUTH 31 DEGREES 16 MINUTES 39 SECONDS WEST 504.00 FEET TO THE NORTH LINE OF KEENELAND PARK, SECTION III PER THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2014028465 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER OF SAID SECTION III THE FOLLOWING SEVEN (7) CALLS: (1) NORTH 58 DEGREES 43 MINUTES 21 SECONDS WEST 120.00 FEET TO A REBAR; (2) NORTH 31 DEGREES 16 MINUTES 39 SECONDS EAST 23.06 FEET TO A REBAR; (3) NORTH 58 DEGREES 43 MINUTES 21 SECONDS WEST 169.87 FEET TO A REBAR; (4) NORTH 55 DEGREES 34 MINUTES 42 SECONDS WEST 65.22 FEET TO A REBAR; (5) NORTH 65 DEGREES 26 MINUTES 29 SECONDS WEST 140.78 FEET TO A REBAR; (6) NORTH 25 DEGREES 59 MINUTES 11 SECONDS WEST 73.07 FEET TO A REBAR; (7) NORTH 00 DEGREES 50 MINUTES 18 SECONDS WEST 507.54 FEET TO THE POINT OF BEGINNING, CONTAINING 10.91 ACRES, MORE OR LESS.

THIS PLAT IS BASED UPON SURVEYS PREPARED BY WEIHE ENGINEERS, INC. AND RECORDED AS INSTRUMENT NOS. 2014028464 & 2013062464 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY AS REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

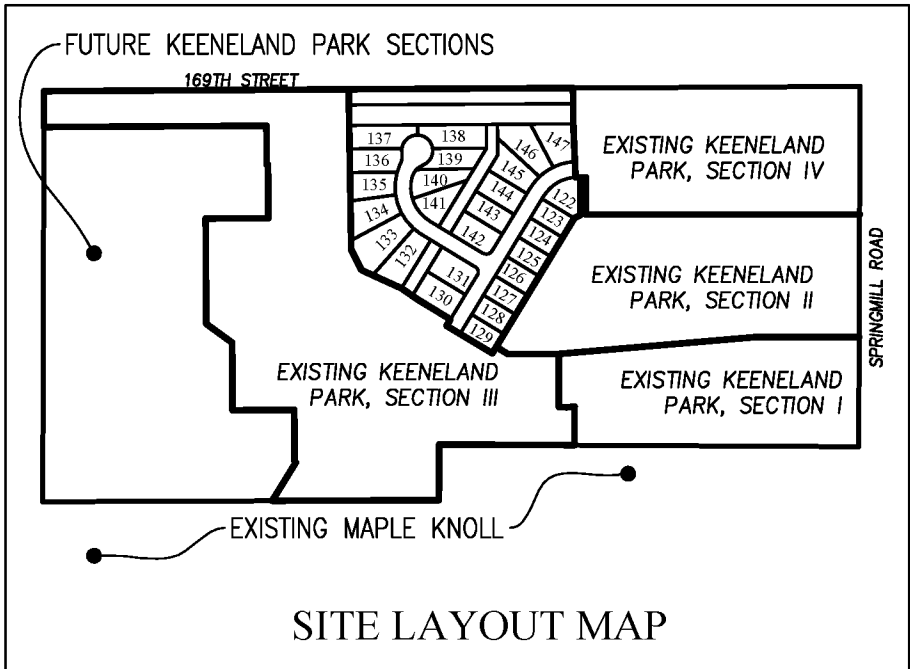
THIS SUBDIVISION CONSISTS OF 26 LOTS, NUMBERED 122 THROUGH 147, 1 COMMON AREA, TOGETHER WITH STREET RIGHTS-OF-WAY, ALL AS DELINEATED ON THE WITHIN PLAT. THE SIZE OF THE LOTS, COMMON AREAS, EASEMENTS, AND THE WIDTH OF THE STREET RIGHTS-OF-WAY ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

Witness my signature this ____ day of _____, 2015

BRADY KUHN, Reg. L.S. Indiana Number 20500007

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Brady Kuhn



KEENELAND PARK

SECTION VI

SECONDARY PLAT

COMMISSION CERTIFICATE:

Under authority provided by IC 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield as follows:

Approval delegated to the Community Development Director of the City of Westfield, Indiana by the Westfield Ordinance 11-06, enacted by the Westfield City Council on March 14, 2011.

Approved by the Westfield Community Development Department on the ____ day of _____, 2015.

By Matthew S. Skelton, Director

BOARD OF PUBLIC WORKS CERTIFICATE:

This plat and the acceptance of any public rights-of-way dedicated herein was given approval by the Board of Public Works and Safety of the City of Westfield, Indiana, at a meeting held on the ____ day of _____, ____.

J. Andrew Cook, Mayor

Randell Graham, Member

Kate Snedeker, Member

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	235.62'	150.00'	90°00'00"	N13°43'21"W	212.13'
C2	147.72'	150.00'	56°25'28"	S59°29'23"W	141.82'
C3	63.23'	175.00'	20°42'12"	S77°20'57"W	62.89'
C4	63.35'	175.00'	20°44'22"	S56°37'40"W	63.00'
C5	45.76'	175.00'	14°58'50"	S38°46'04"W	45.63'
C6	123.10'	125.00'	56°25'28"	S59°29'23"W	118.18'
C7	31.42'	20.00'	90°00'00"	S13°43'21"E	28.28'
C8	31.42'	20.00'	90°00'00"	S76°16'39"W	28.28'
C9	88.16'	125.00'	40°24'36"	N38°31'03"W	86.34'
C10	78.04'	125.00'	35°46'14"	N00°25'38"W	76.78'
C11	24.94'	50.00'	28°35'02"	N31°45'00"E	24.69'
C12	21.58'	50.00'	24°43'41"	N58°24'21"E	21.41'
C13	69.67'	50.00'	79°49'55"	N30°51'14"E	64.17'
C14	70.93'	50.00'	81°16'34"	N49°42'01"W	65.13'
C15	70.93'	50.00'	81°16'34"	S49°01'25"W	65.13'
C16	16.94'	50.00'	19°24'42"	S01°19'14"E	16.86'
C17	32.10'	50.00'	36°47'20"	S07°22'05"W	31.56'
C18	28.89'	175.00'	9°27'31"	S21°02'00"W	28.86'
C19	73.10'	175.00'	23°55'56"	S04°20'16"W	72.57'
C20	62.79'	175.00'	20°33'24"	S17°54'23"E	62.45'
C21	62.62'	175.00'	20°30'10"	S38°26'10"E	62.29'
C22	30.65'	175.00'	10°02'05"	S53°42'18"E	30.61'

SOURCE OF TITLE:
Instrument Number 2012081010 & 2013042676
BEAZER HOMES INDIANA LLP

Keeneland Park PUD Ordinance No. 12-45

Deed of Dedication -

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as the KEENELAND PARK, SECTION VI, an addition to City of Westfield, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, ____, (a 25 year period is suggested), at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidity of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect. The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

There are strips of ground as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

This KEENELAND PARK, SECTION VI Secondary Plat and all of the real estate, lots and common areas described herein, are subject in all respects to the Declaration of Covenants and Restrictions for Keeneland Park recorded with the Recorder of Hamilton County, Indiana as Instrument Number 2013062465.

"Owner"

BEAZER HOMES INDIANA LLP, an Indiana limited liability partnership

By: _____
Richard Henderson
Vice President Land Acquisition and Development
Beazer Homes Indiana LLP
9202 North Meridian Street Suite 300
Indianapolis, Indiana 46260

STATE OF INDIANA)
COUNTY OF _____) SS:

Before me, a Notary Public, in and for said County and State, personally appeared Richard Henderson and acknowledged the execution of this secondary plat, for and on behalf of Beazer Homes Indiana LLP this ____ day of _____, 2015.

Notary Public

Printed: _____

Resident of _____ County, Indiana

My Commission Expires: _____

SETBACKS (PER PUD ORDINANCE NO 12-45)
FRONT YARD: 25'
REAR YARD: 25'
SIDE YARD: 8' (20' FOR STREET SIDE OF CORNER LOTS)

SHEET 1 of 4

This instrument prepared for:

BEAZER HOMES
9202 NORTH MERIDIAN STREET
SUITE 300
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 569-3591
CONTACT PERSON: BILL BRYANT

This instrument prepared by: BRADY KUHN

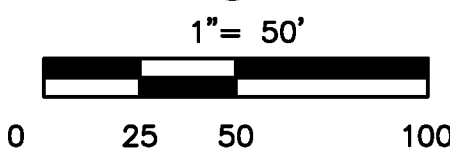
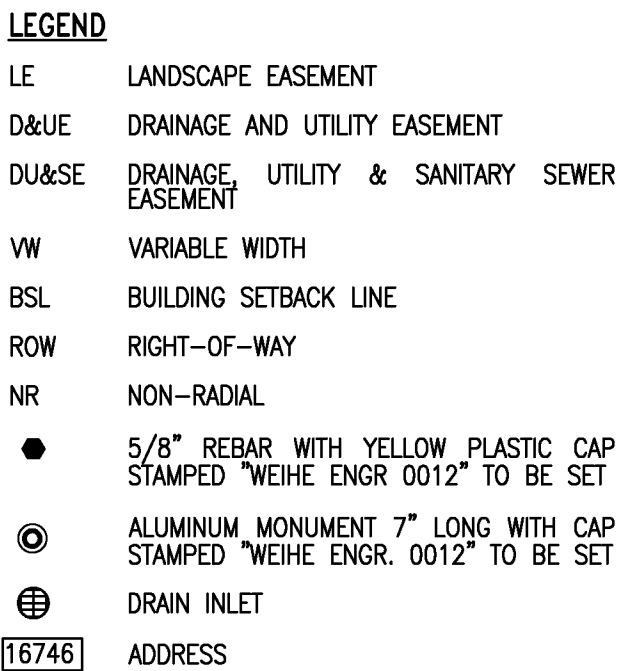
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

SECONDARY PLAT



Keeneland Park PUD Ordinance No. 12-45

SHEET 2 of 4

This instrument prepared by: **BRA**

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2012\W120412\Section V\Survey\W120412 Sec 6 Plot.dwg
LAYOUT: 2
DATE/TIME: May 19, 2015 - 2:53pm
PLOTTED BY: kriebb

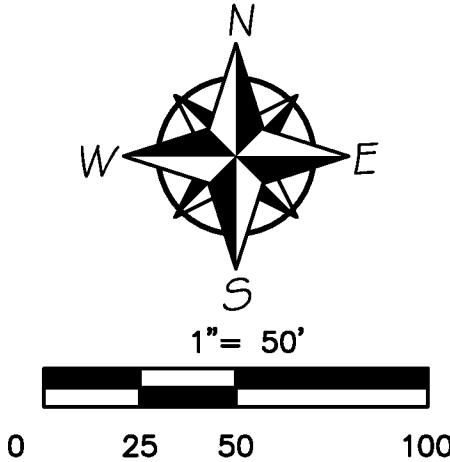
KEENELAND PARK
SECTION VI
SECONDARY PLAT

SEE SHEET 2 FOR CONINUATION

SEE SHEET 4 FOR CONINUATION

LEGEND

- LE LANDSCAPE EASEMENT
D&UE DRAINAGE AND UTILITY EASEMENT
DU&SE DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
VW VARIABLE WIDTH
BSL BUILDING SETBACK LINE
ROW RIGHT-OF-WAY
NR NON-RADIAL
● 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR 0012" TO BE SET
⊙ ALUMINUM MONUMENT 7" LONG WITH CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
⊕ DRAIN INLET
16746 ADDRESS



SOURCE OF TITLE:
Instrument Number 2012081010 & 2013042676
BEAZER HOMES INDIANA LLP

Keeneland Park PUD Ordinance No. 12-45

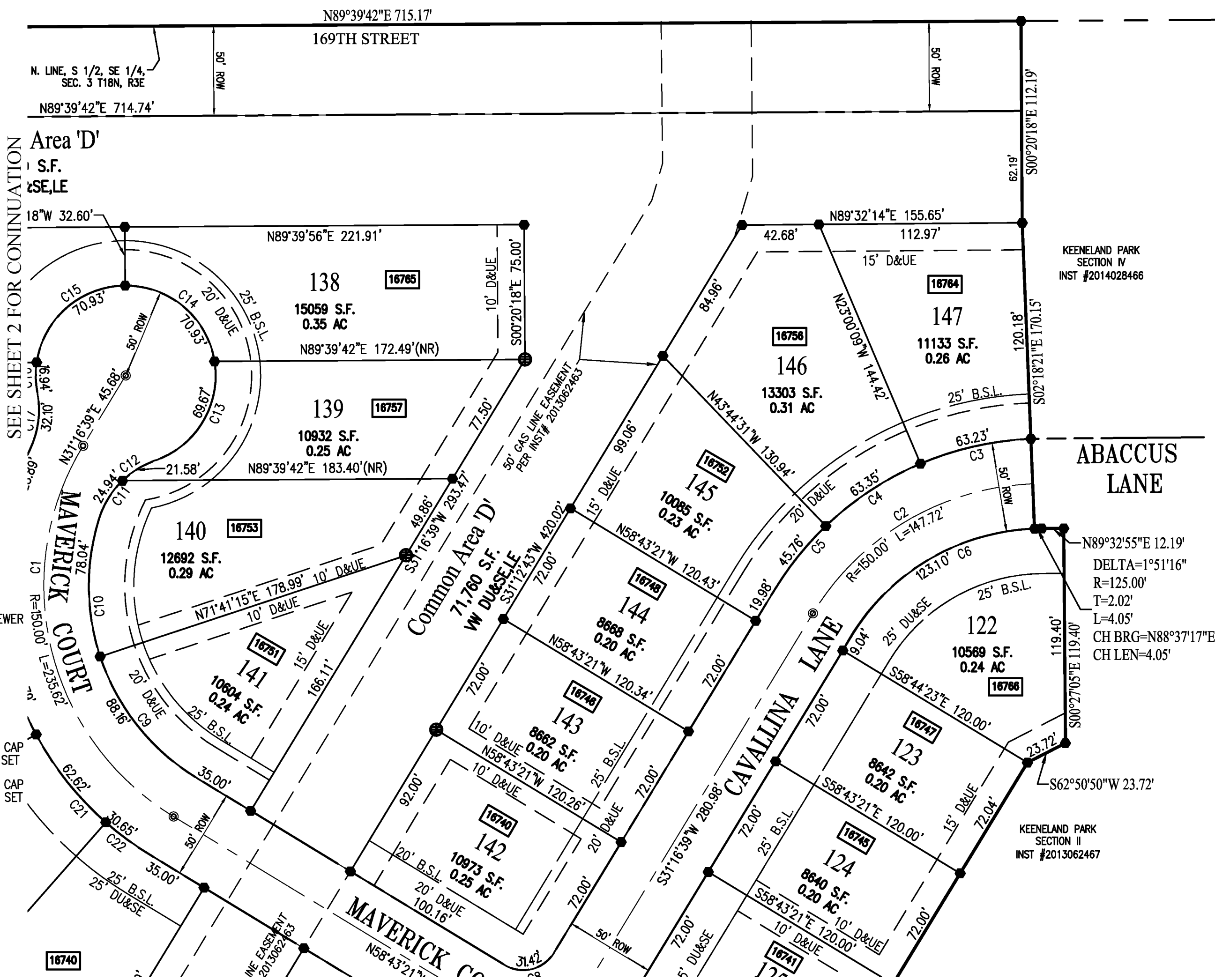
This instrument prepared for:

BEAZER HOMES
9202 NORTH MERIDIAN STREET
SUITE 300
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 569-3591
CONTACT PERSON: BILL BRYANT

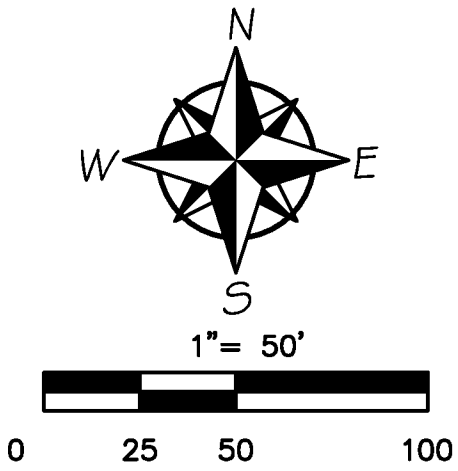
This instrument prepared by: BRADY KUHN

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

KEENELAND PARK
SECTION VI
SECONDARY PLAT



- LEGEND**
- LE LANDSCAPE EASEMENT
 - D&UE DRAINAGE AND UTILITY EASEMENT
 - DU&SE DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
 - VW VARIABLE WIDTH
 - BSL BUILDING SETBACK LINE
 - ROW RIGHT-OF-WAY
 - NR NON-RADIAL
 - 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR 0012" TO BE SET
 - ⊙ ALUMINUM MONUMENT 7" LONG WITH CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
 - ⊕ DRAIN INLET
 - 16746 ADDRESS



SEE SHEET 3 FOR CONINUATION

SOURCE OF TITLE:
Instrument Number 2012081010 & 2013042676
BEAZER HOMES INDIANA LLP

This instrument prepared for:

BEAZER HOMES
9202 NORTH MERIDIAN STREET
SUITE 300
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 569-3591
CONTACT PERSON: BILL BRYANT

This instrument prepared by: BRADY KUHN

**WEIHE
ENGINEERS**

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER